

# TO LET/FOR SALE

**PRIME CITY CENTRE OFFICES**  
**1000 – 4020ft<sup>2</sup>(93 – 373m<sup>2</sup>)**  
**With 6 parking spaces**



**22 WINDSOR PLACE**  
**CARDIFF CF10 3BY**



## LOCATION

The property is situated at the heart of Cardiff's CBD, adjacent to Queen Street & within easy walking distance of St Davids Shopping Centre. Queen Street station offers a comprehensive service for commuters & all main bus routes are easily accessible.

Windsor Place has in recent years developed into a vibrant mixed use area with a range of bars & restaurants.

## DESCRIPTION

A Georgian style 3 storey building with basement, modernised & extended, mainly open plan with meeting rooms at the front of the 1<sup>st</sup> & 2<sup>nd</sup> floors.

## ACCOMMODATION

	ft <sup>2</sup>	m <sup>2</sup>
Basement	709	66
Ground	1339	124
1st	979	91
2nd	993	92
<b>Total</b>	<b>4020</b>	<b>373</b>

## EPC

'D' Rating (78)

## SPECIFICATION

- Double glazing
- Gas central heating
- Wcs on 3 floors
- Kitchens & shower

## CAR PARKING

No. 6 designated car parking spaces.

## LEASE/PRICE

The accommodation is available for sale freehold or on a new flexible lease of 5 years or longer with breaks. Rent/price on application.

## RATES

Rateable value (2017)	£47,575(combined)
Rates payable	£23,740(combined)

## SERVICE CHARGE

The tenant will be responsible for a reasonable proportion of the landlords costs of heating, cleaning lighting of common parts, maintenance, repairs & insurance etc.



March 2018